

**Advantage Watertown Committee
June 12, 2014
Meeting Minutes**

The Committee met at 8:30 a.m. on the third floor of City Hall in the City Council Chambers. Present were the following Committee Members:

John Bartow, Chairman
Jeffrey Graham, Vice Chairman
Brian Murray
Jason White
Peter Schmitt
Gary Beasley
Christine Powers
Carolyn Fitzpatrick
Scott St. Joseph
P.J. Banazek.

Also present were the following:

Sharon Addison
Michael Lumbis
Andrew Nichols
Kenneth Mix

MINUTES

Dr. White made a motion to approve the Minutes of the May 8, 2014 meeting as written. Miss Powers seconded the motion and it was carried unanimously.

RENTAL REGISTRATION

Mr. Mix reported that the Rental Registration Committee has met and notes from their 5/22/14 meeting have been provided by Steve Jennings. Mr. Beasley said it was a good meeting. They were provided with information from NYCOM to review.

Ms. Fitzpatrick said it is good that the City is dealing with the issue and not expecting the County to do it. Mr. Beasley said that some units are subject to other inspections. Dr. White said it is good that inspections and registrations are being considered separately.

Mr. Murray said there are a lot of issues to be considered and it should not place an undue burden on landlords. There should not be a high cost for those with many units. A registry for tenants that cause damage should be considered. There is also the question of when inspections will take place.

Mr. Schmitt asked how the program will be funded. Mr. Murray replied that that hadn't been determined yet. Mr. Graham added that registration would not be costly, but inspections would require addition funding.

COMMUNITY DEVELOPMENT BLOCK GRANT

Mr. Mix gave an update on the CDBG Consolidated Plan process.

Mr. Murray questioned whether the \$200,000 funding for Maple Court Apartments would give them an advantage over other local projects in the Low Income Housing Tax Credits competition. Mr. Mix replied that Maple Court would no longer be competing for the 9% credit.

Ms. Fitzpatrick said she had received two calls about funding going to Maple Court. Mr. Graham added that the project will not be requesting a PILOT.

DOWNTOWN PROJECTS

Mr. Bartow said the Mercy demolition is moving forward. Mayor Graham said the Trust is helping the Tico's building and the Berow and Monroe needs to move forward.

Mr. Murray reported that they will be kicking off the renovation of 505 Washington Street next week.

Dr. White asked about trying to do something with the building at the corner of Keyes and Washington. Mr. Murray said there is a large hole in the roof. Mr. Beasley added that they tried to develop a project for it before, but couldn't make it work.

CONSOLIDATED FUNDING APPLICATIONS

Mr. Bartow said this is the first time the region is not applying for significant rental project funds.

Mr. Murray said occupancy rates have dropped. Mr. Bartow said Fort Drum is finding 6.5-7% vacancies. Mr. Murray said some projects have 20% vacancy rates. He added that the supply of \$900-\$1900 apartments has ballooned.

MEMBERSHIP

Mr. Bartow said he will be following up on scheduling a work session with the City Council.

The meeting was adjourned at 9:15 a.m.